



**Town of The Blue Mountains
Committee of Adjustment
Decision**

In the matter of application for File No. **A47-2023** to consider a variance to the Town of The Blue Mountains Comprehensive Zoning By-law 2018-65, as amended.

Date of Hearing: November 15, 2023

Property Location: 595924 4th Line

Owner/ Applicant: (Vittorio Strano & Lofty Designs)

Purpose of Application:

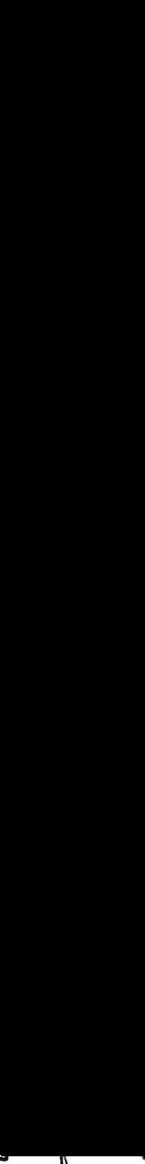
The purpose of this application is to consider a request for minor variance to Section 6.2 *Residential Zone Standards* of Zoning By-law 2018-65. The Owner is seeking a minor variance to the permitted minimum interior side yard setback to permit the construction of a three-season room attached to the existing single detached dwelling. The effect of the application is to permit the construction of a three-season room attached to the existing single detached dwelling with a minimum northern interior side yard setback of 1.0m; whereas 5.0m is permitted.

DECISION:

THAT the Committee of Adjustment GRANT Application **A47-2023** to permit three-season room attached to the existing single detached dwelling with a minimum northern interior side yard setback of 1.0m

Conditions and Reasons For Decision:

See Attached Schedule "A"



Robert B. Waind
Chairman

Michael Martin
Vice Chairman

Jim Oliver
Duncan McKinlay

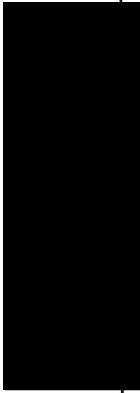
Date of Decision: November 15, 2023

The last date for filing an appeal to the decision is December 5, 2023

CERTIFICATION

Planning Act, R.S.O. 1990, c.P13, Sec 45(10)

I, Carrie Fairley, Secretary-Treasurer of the Town of The Blue Mountains Committee of Adjustment, certify that the above is a true copy of the decision of the committee with respect to the application recorded therein.


Carrie Fairley, Secretary-Treasurer

Town of The Blue Mountains Committee of Adjustment
32 Mill Street, Thornbury, Ont., N0H 2P0

Dated: November 15, 2023



**Town of The Blue Mountains
Committee of Adjustment
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- Schedule A -

File No: A47-2023
Owner: (Strano)
Roll # 424200000517219

CONDITIONS:

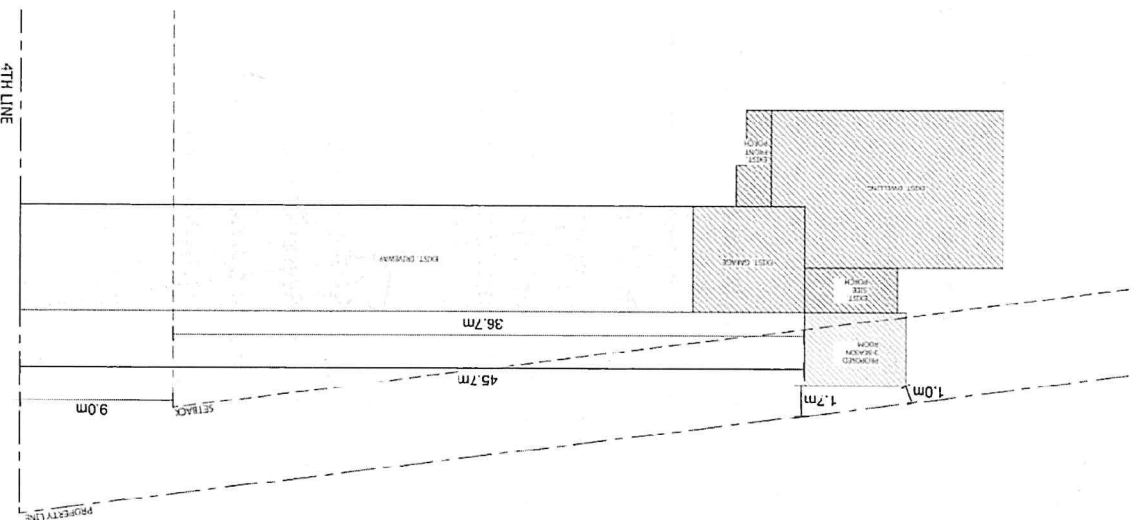
1. That the site development be constructed in a manner substantially in accordance with the submitted site plan; and
2. That this variance to the Zoning By-law is for the purpose of obtaining a building permit and is only valid for a period of two (2) years from the date of decision. Should a building permit not be issued by the Town within two years, the variance shall expire on November 15, 2025.

REASON FOR DECISION:

The Committee has reviewed the request as it relates to the four tests for minor variance of S.45. (1) of the Planning Act, as noted in the Planning and Development Services Staff Report PDS.23.124.

The Committee received written and/or oral submissions before and/or during the hearing and have taken these submissions into consideration when making the decision.

APPLICANT'S SITE PLAN:



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